

Prepared by JOHN M. DILLARD, Attorney At Law, Greenville, South Carolina

FILED GREENVILLE, CO. S. C.

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STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

JUL 26 10 16 AM '71

OLLIE FARNSWORTH

KNOW ALL MEN BY THESE PRESENTS, that GEORGE E. KELLETT and EVELYN K. TURNER

in consideration of FOURTEEN THOUSAND SEVEN HUNDRED FIFTY and no/100 (\$14,750.00)---Dollars the receipt of which is hereby acknowledged, have granted, bargained, sold, and released, and by these presents do grant, bargain, sell and release unto PENELOPE JANE CANSLER, her heirs and assigns forever:

ALL that piece, parcel or lot of land, situate, lying and being on the Eastern side of Claremore Avenue in the City of Greenville, South Carolina, being shown and designated as lot no. 20 on a plat of Block I of Section 5 of East Highland Estates, dated February 1941, prepared by Dalton & Neves, Engineers, and recorded in the RMC Office for Greenville County, South Carolina, in Plat Book K, Pages 78, 79 and 80, and having according to said plat, the following metes and bounds to wit:

BEGINNING at an iron pin on the Eastern side of Claremore Avenue, the joint front corner of Lots Nos. 20 and 21, thence with the common line of said lots, N. 82-47 E., 168.9 feet to an iron pin on the Western edge of a 10 foot strip reserved for utilities; thence S. 7-23 E., 75 feet to an iron pin on the Northern side of Fairview Avenue; thence along the Northern side of said Avenue, S. 82-47 W., 143 feet to an iron pin; thence with the curve of Fairview Avenue, the chord of which is N. 52-35 W., 35.7 feet to an iron pin on the Eastern edge of Claremore Avenue; thence along said Avenue, N. 7-56 W., 50 feet to an iron pin, the beginning corner.

This is the identical property conveyed to George E. Kellett and Clara K. Kellett by deed of B. R. Wilburn recorded in the RMC Office for Greenville County, S. C. in Deed Book 735, Page 580. Clara K. Kellett died intestate May 31, 1968, survived by George E. Kellett, Sr., George E. Kellett, Jr. and Evelyn S. Kellett Turner as her sole heirs at law as will appear by reference to the records of the Probate Court for Greenville County in Apt. 1036, File 9. George E. Kellett, Jr. conveyed his interest to this property to George E. Kellett, Sr. by deed recorded in the RMC Office for Greenville County in Deed Book 877, Page 297. This conveyance is made subject to all restrictions, easements, conditions, public roads and restrictive covenants reserved on plats and other instruments of public record or actually existing on the ground affecting said property.

Grantee agrees to pay Greenville City and County Property Taxes for the year 1971 and subsequent years.

together with all and singular the rights, members, hereditaments and appurtenances to said premises belonging or in any wise incident or appertaining; to have and to hold all and singular the premises before mentioned unto the grantee(s), and the grantee's(s') heirs or successors and assigns, forever. And, the grantor(s) do(es) hereby bind the grantor(s) and the grantor's(s') heirs or successors, executors and administrators to warrant and forever defend all and singular said premises unto the grantee(s) and the grantee's(s') heirs or successors and assigns against the grantor(s) and the grantor's(s') heirs or successors and against every person whomsoever lawfully claiming or to claim the same or any part thereof.

WITNESS the grantor's(s') hand(s) and seal(s) this 23rd day of July 1971.

SIGNED, sealed and delivered in the presence of

Francis B. Holtzclaw
John Aron

George E. Kellett (SEAL)
Evelyn K. Turner (SEAL)



Greenville, S.C.
Stamps 16.50
July 23, 1971

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

PROBATE

Personally appeared the undersigned witness and made oath that (s)he saw the within named grantor(s) sign, seal and as the grantor's(s') act and deed deliver the within written deed and that (s)he, with the other witness subscribed above witnessed the execution thereof.

SWORN to before me this 23rd day of July 1971.

Francis B. Holtzclaw (SEAL)
Notary Public for South Carolina
My Commission Expires: 9-15-79

John Aron

STATE OF SOUTH CAROLINA }
COUNTY OF GREENVILLE }

RENUNCIATION OF DOWER

I, the undersigned Notary Public, do hereby certify unto all whom it may concern, that the undersigned wife (wives) of the above named grantor(s) respectively, did this day appear before me, and each, upon being privately and separately examined by me, did declare that she does freely, voluntarily, and without any compulsion, dread or fear of any person whomsoever, renounce, release and forever relinquish unto the grantee(s) and the grantee's(s') heirs or successors and assigns, all her interest and estate, and all her right and claim of dower of, in and to all and singular the premises within mentioned and released.

GIVEN under my hand and seal this 23rd day of July 1971.
John Aron (SEAL)
Notary Public for South Carolina
My Commission Expires: 9-15-79

Bessie K. Kellett

RECORDED this 26 day of July 1971 at 10:16 A. M., No. 2525

10-20
519-759-10-20